

Send Tax Notice to:
Phillip Hartsfield
7180 Chelsea Road
Columbiana, AL 35051

This instrument was prepared by
WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
COLUMBIANA, ALABAMA 35051



CLERK'S DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS, That,
SHELBY COUNTY)

WHEREAS, on the 7th day of April, 2003, an Order for Sale for Division was rendered by the Circuit Court of Shelby County, Alabama, in Civil Action No. CV-2002-708, wherein the Court approved the sale of the below described real property to Phillip Hartsfield for the sum of Seven Hundred Fifty Dollars (\$750.00) to be paid to Vonda Felton, Court appointed Guardian ad Litem for Chris Vick, incapacitated, for the use and benefit of the said Chris Vick. Said purchase price is for Chris Vick's 3/4 interest in said real property, and

WHEREAS, the said Order for Sale for Division directed the Circuit Clerk to execute a deed on behalf of said Chris Vick, to Phillip Hartsfield, with the description of the subject property being contained in the Order for Sale for Division, and

WHEREAS, pursuant to the Order for Sale for Division rendered on the 7th day of April, 2003, and entered by the Clerk on 7th day of April, 2003, the Clerk of said Court has been ordered and decreed to execute and deliver to Phillip Hartsfield a deed conveying all the right, title, and interest of Chris Vick, in and to the following tract or parcel of real estate, situated in Shelby County, Alabama to-wit:

Begin at the South West Corner of the North East 1/4 of the South East 1/4 of Section 15, Township 20 South, Range 1 West; thence run North along the West line of said 1/4-1/4 420 feet; thence an azimuth of 88 degrees 41' Easterly 270.9 feet to the Easterly side of Shelby County Road # 333, said point being the point of beginning; thence continue along the same course 149.0 feet; thence an azimuth of 180 degrees 43' Southerly 241.52 feet to the Northerly side of said road; thence Westerly and then North Easterly along the right of way of said Road # 333 approximately 400 feet more or less to the point of beginning, said property contains 0.75 acres more or less According to survey dated November 11, 1989 of E. Franklin Parker, Sr., Al. Reg. #9983

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY

Commence at the South West corner of the North East 1/4 of the South East 1/4 of the Section 15, Township 20 South, Range 1 West; thence North along the West line of said 1/4-1/4, 420 feet; thence an azimuth of 88 degrees 41' Easterly 270.9 feet to the Easterly side of Shelby County Road # 333, said point being the point of beginning; thence continue along the same course 149.0 feet; thence an azimuth of 180 degrees 43' and run Southerly a distance of 63 feet to a point; thence run Westerly and parallel with the North line of the property herein described to a point on the Easterly right of way line of said Shelby County Road # 333; thence run North-Northeasterly along the right of way, to the point of beginning. Based upon survey dated November 11, 1989, of E. Franklin Parker, Sr., Ala. Reg. No. 9983.

TO HAVE AND TO HOLD the above described property to the said Phillip Hartsfield, his heirs and assigns forever.

And I do for and on behalf of Chris Vick and for his heirs, executors, and administrators, covenant with the said grantee, his heirs and assigns, that the said Chris Vick is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Chris Vick has a good right to sell and convey the same as aforesaid, that Chris Vick will and his heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto signed my name as Clerk aforesaid, and have affixed the seal of this Court, this the 7th day of April, 2003.


Mary Harris
Clerk of Circuit Court
Shelby County, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Harris, whose name as Clerk of the Circuit Court of Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed on the contents of the conveyance, she, in her capacity as such Clerk, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April 2003.


Notary Public